

3 Childer Close, Coventry, CV6 5NL
£850 Per Calendar Month

AVAILABLE NOW.....Located on Paragon Park, this beautiful top floor apartment needs to be viewed to appreciate what is being offered for rent. Briefly comprising of two double bedrooms (one with Juliet balcony overlooking Coventry Canal), both bedrooms having built-in optional extra mirrored wardrobes, larger than average family bathroom with shower over bath and open plan lounge dining room kitchen living with ample space for dining table and chairs. The property also has security intercom system, luxury thick carpet throughout, modern tiling, window blinds throughout and allocated parking

Communal Areas

Accessed via a security door, secure post boxes and the property is based on the fourth floor having private access landing.

Entrance Hallway

Having double storage coat and shoe cupboard, security intercom system and doors leading off to:

Bedroom One

11'9 x 8'10 (3.58m x 2.69m)

Having opening PVCu double glazed French doors and Juliet balcony to the rear elevation and built-in mirrored wardrobe to the one wall.

Bedroom Two

11'5 x 8'6 (3.48m x 2.59m)

Having a PVCu double glazed window to the rear elevation and built-in mirrored wardrobe to the one wall.

Family Bathroom

8'6 x 6'5 (2.59m x 1.96m)

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Open Plan Living Area

12'1 x 10'9 (3.68m x 3.28m)

Having a PVCu double glazed window to the front elevation.

Kitchen Dining Area

13'6 x 7'2 (4.11m x 2.18m)

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer and an integrated oven with four ring gas hob and extractor over.

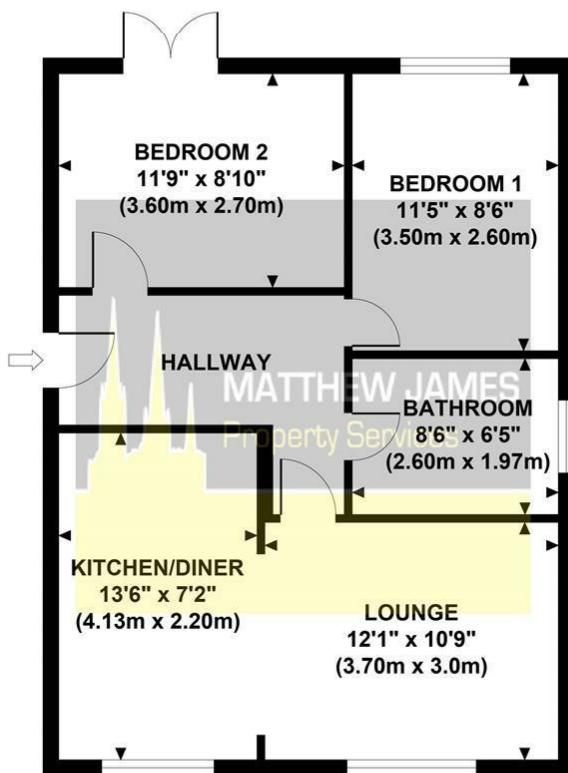
Allocated Parking

This property benefits from an allocated parking space.

Floor Plan

CHILDER HOUSE

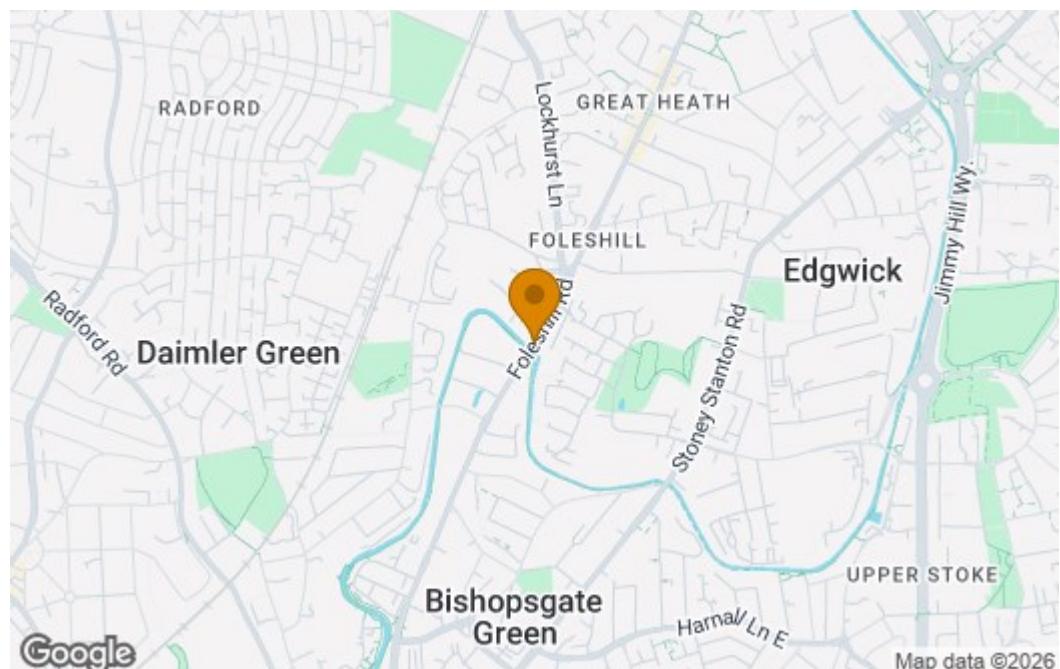
Approximate Gross Internal Area 588 sq ft / 54.60 sq m



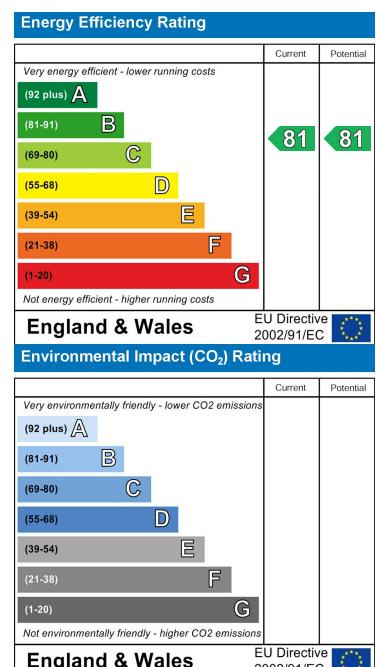
**GROSS INTERNAL
FLOOR AREA 588 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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